



DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 320
MAPLE VALLEY, WA 98038
(425) 413-8800

City of Maple Valley
NOTICE OF APPLICATION WITH ANTICIPATED DNS

Notice of Application, Design Review SEPA anticipated DNS
Maple Valley Business Park #DR2003-001 & SEP1901-001 (SEPA)

Effective Date: July 29, 2019
Applicant: Brian Mattson
Owner: R&H Mining LLC, 22430 SE 231st ST, Maple Valley, WA 98038
Dates: Application filed 6/23/20; Technically Complete 7/21/20; Notice of Application issued 7/29/20
Location: SE 231st ST and Witte Road SE, Maple Valley, WA 98038
Tax Parcels: 162206-9037 and 162206-9040
Zoning: REC (Regional Employment Center)
Prepared by: Lance Ferrell, Senior Planner

Notice of Application file

The project consists of a single-story 112,104-square-foot delivery station building for distribution of local deliveries on a 32.01 acre site. The routing of distribution warehouse employees occurs from Witte Road S.E. to the associate parking lot near the building office area. Truck circulation occurs from S.E. 231st Street to the loading docks at the building rear. Delivery van parking occurs on site. The majority of delivery vans enter the van loading area from S.E. 231st, exiting to Witte Road S.E. The project would include road improvements to Witte Road, utility extensions, landscaping, parking and truck dock pavement, storm drainage conveyance water quality and infiltration. Storm water will be routed to a proposed infiltration pond on the north side of the site.

This application is being administered as a Process 2, which the Director shall approve, approve with conditions or deny. Process 2's may be appealed to the Hearing Examiner within 14 calendar days of the Notice of Decision pursuant to MVMC 18.100.230.

SEPA anticipated Determination of Nonsignificance (DNS)

On June 23, 2020, The Department of Public Works and Community Development received an application for a SEPA threshold determination for the above referenced proposal.

The City of Maple Valley, as lead agency, anticipates issuing a DNS for this project based on review of the SEPA environmental checklist and other documents submitted with the application.

The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. This anticipated determination is issued using the Optional DNS process in WAC 197-11-355. **This may be your only opportunity to comment on this SEPA determination.**

Public Comment and Review

You may submit written comments on the land-use proposal and SEPA anticipated determination through **August 12, 2020** by mail to P.O. Box 320, Maple Valley, WA. 98038 or email to Lance.Ferrell@maplevalleywa.gov.

Any person has the right to comment on this application, receive notice of and participate in the public meetings or hearings, and request a copy of the land-use decision or SEPA determination once made.

Project files are available for public review digitally between the hours of 9 a.m. and 4 p.m. Monday through Friday. For further information, contact Lance Ferrell, Senior Planner at Lance.Ferrell@maplevalleywa.gov

The deadline for public comments is 08/12/2020